

CITY OF GAINESVILLE DEMOGRAPHICS: *POPULATION AND HOUSING*

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Table of Contents

List of Figures and Maps	ii
List of Tables	iii
Introduction	1
Gainesville Characteristics	1
Population Information	4
Overall Population Figures	4
Age Distribution	5
Sex Distribution	7
Racial Composition	7
Group Quarters Population	8
Special Needs Populations	8
Housing Information	9
Housing Mix	9
Housing Units in the 1992 Annexed Area	9
Housing Units by Census Tract	10
Single-Family Detached Housing Units	10
Owner Occupancy	11
Housing Conditions	12
Income, Education, and Occupation Information	14
Income	14
Poverty Status	14
Occupation	15
Education	15
Population Projections	16
Data Sources	18

List of Maps and Figures

Map 1:	Gainesville City Limits	2
Map 2:	City of Gainesville Annexations	3
Map 3:	1990 Census Tracts	6
Map 4:	Percentage of Substandard Housing Units	13
Figure 1:	Comparison of Growth in City Population and UF Enrollment	4

List of Tables

Table 1:	Population Counts	4
Table 2:	Population by City Census Tract	5
Table 3:	Age Distribution	7
Table 4:	Sex Distribution	7
Table 5:	1990 City Limits Racial Composition	7
Table 6:	1990 Racial Composition of the 1992 Annexed Area	7
Table 7:	1990 Population in Group Quarters	8
Table 8:	Special Needs Population	8
Table 9:	Housing Mix Information	9
Table 10:	Housing Units in the Annexed Area	10
Table 11:	1990 Housing Units by Census Tract	10
Table 12:	Single-Family Detached Units by Census Tract	11
Table 13:	Owner and Renter Occupancy 1980 and 1990	11
Table 14:	Percentage Owner-occupied Units by Census Tract	12
Table 15:	Neighborhood Planning Areas With More than 10% of Dwellings Needing Major Repairs: 1992	12
Table 16:	Number and Percent of Persons Below the Poverty Level	14
Table 17:	Number and Percentage of Workers by Employment Class	15
Table 18:	Occupation of Employed Persons 16 and Over	15
Table 19:	Educational Attainment for Persons Over 25	16
Table 20:	Educational Attainment for Persons Over 25 by Race	16
Table 21:	Population Projections for Gainesville	17

Introduction

This report is intended to summarize relevant demographic information for the City of Gainesville. In some cases, comparisons are made with the US, Florida, and Alachua County for illustrative purposes. Most of the data for this report came from the U.S. Census. Where possible, the data are broken down to the census tract level to show trends within various areas of the city. Additional information came from City records and studies. For further detail, it is recommended that the reader seek out the 1990 Census material.

The first part of the report contains tables about Gainesville's population, age distribution, and racial characteristics. This section also contains information about special needs populations. The second section covers housing information such as owner occupancy and housing conditions in neighborhood planning areas. The third part details the city's income, education and occupation characteristics. The final section includes the latest information about population projections. A list of data sources is included at the back of this report.

Gainesville Characteristics

As of September 1993 the City of Gainesville's size is about 45.89 square miles. Map 1 illustrates the current Gainesville city limits. The land area for Alachua County is 902 square miles.

The city contains the University of Florida campus, the number one employer in the community. Three hospitals (Alachua General, Shands Teaching Hospital, and the Veterans Affairs Medical Center) are also within city limits and are considered major employers.

Population growth for the City of Gainesville has resulted from two main factors: annexation of residents from unincorporated areas and growth at the University of Florida (UF). Map 2 shows the historical addition of land area through annexation.

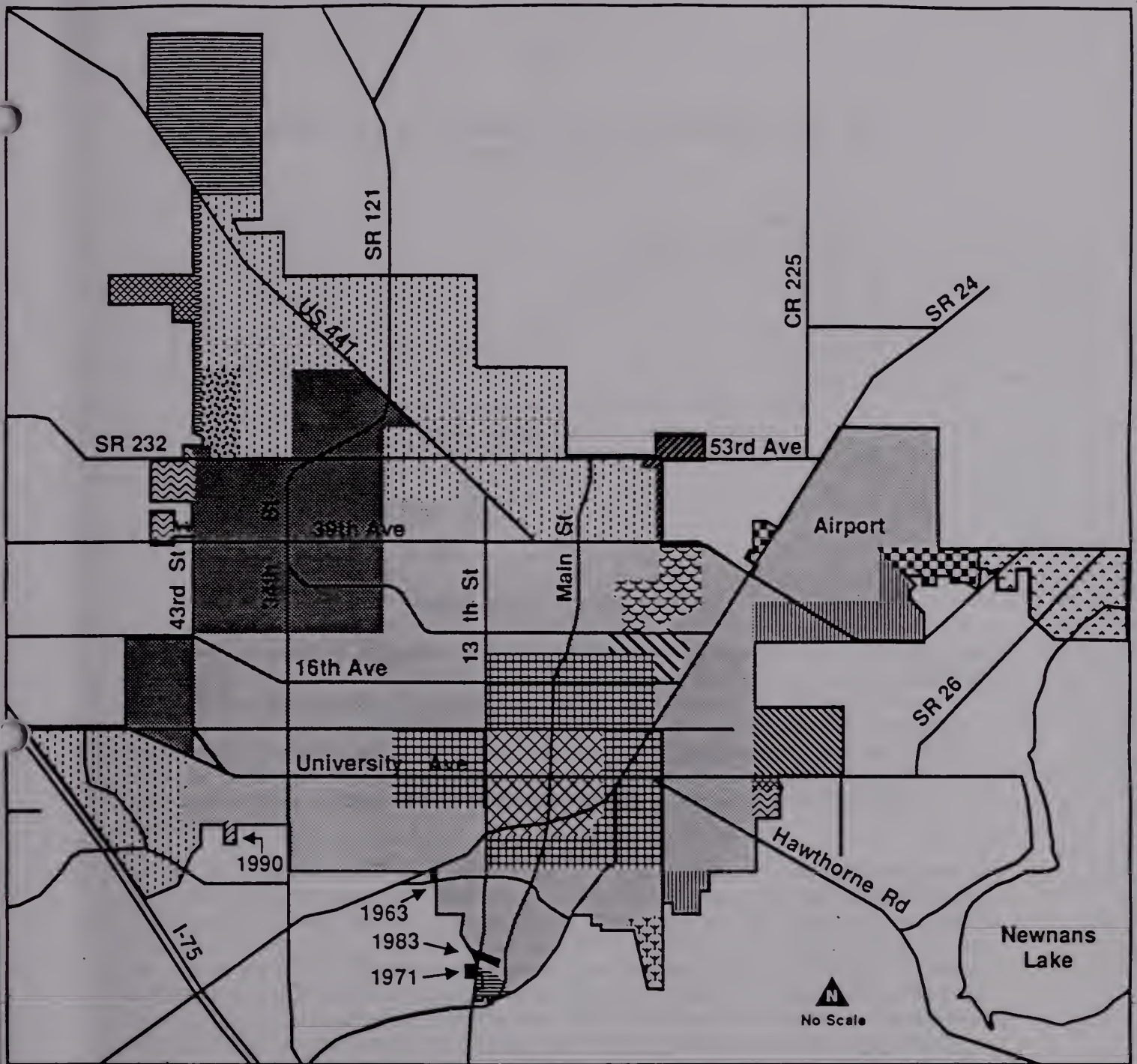
Rapid growth at the University of Florida occurred from 1960 to 1970. During that period, enrollment grew by 72.5%. Similarly, Gainesville's population grew rapidly during the same period. The population growth rate was 117.2%. The 1960 to 1970 time frame also corresponds to a period of large scale annexation of populated areas (refer to Map 2).

From 1970 to 1980, the growth rate stayed high for both Gainesville and UF. However, the rate slowed from the previous decade's pace. UF's enrollment grew by 47% and Gainesville grew by 26%. During this decade, other populated areas were annexed which contributed to the population increase.

The pace of growth slowed for the City and UF from 1980 to 1990. The University's enrollment increased about 4.9%. The City's population grew by about 4.6%. During this decade most of the areas annexed were unpopulated.

Figure 1 compares UF enrollment growth and City population growth for the period from 1950 to 1990. As can be noted, the trend lines are very similar.

Map 2

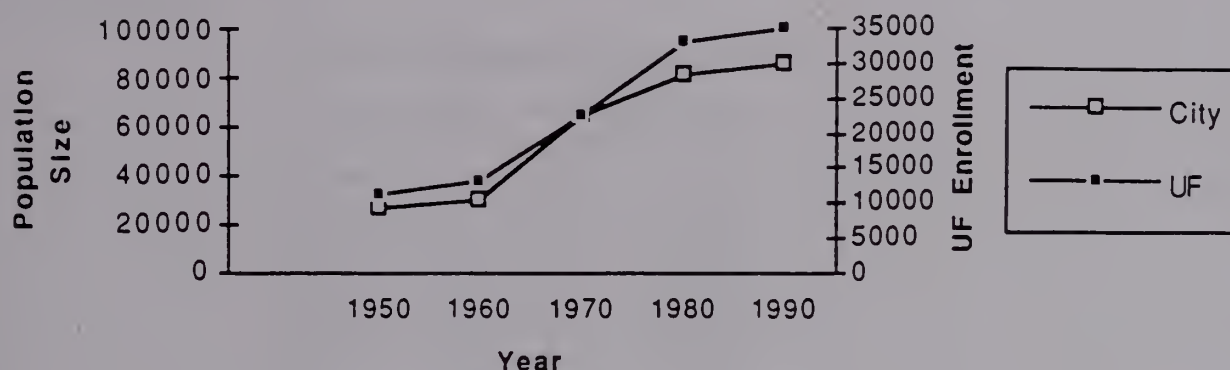


City of Gainesville Annexations

	1869		1961		1971		1983		1991
	1905		1963		1979		1985		1992
	1955		1965		1981		1989		1993
	1960		1967		1982		1990		1994

Figure 1

Comparison of Growth in City Population and UF Enrollment



Population Information

Two items should be noted before beginning the discussion about population information. First, the U.S. Bureau of the Census officially granted a 1990 population count correction to the City of Gainesville. The original population count was 84,770. It was revised upward to 85,075. This correction was made late and is not reflected in most published reports by the Census Bureau. However, this report will use the corrected count where possible. In the case of the sample data which are used to produce income, occupation and other similar types of information, the counts will total to the original census count population.

Second, in September 1992 the City annexed 9.53 square miles of unincorporated area (see Map 2 showing annexations). There was substantial residential development in this area which resulted in an increase in population size. The estimated 1990 population size of the annexed area was 4,986. Substantial new residential development was taking place in the area and by the fall of 1992 the annexed population was estimated at 7,017 by the Bureau of Economic and Business Research at the University of Florida. Unfortunately, because this area was annexed after the 1990 Census, most of the data in this report will not include information about the annexed area population. Where possible, data that are available about the annexed population will be provided.

Overall Population Figures

Table 1: Population Counts

	1970	1980	1990	1993
Gainesville	64,510	81,371	85,075	93,091
Alachua County	104,764	151,369	181,596	190,108

Map 3 shows the 1990 census tracts for the Gainesville area. Note that Tract 9 is the University of Florida campus.

Table 2 breaks down the Gainesville data to show how population is distributed in the various census tracts within city limits. Please note that while Map 3 shows census tracts reflecting the post-1992 annexation, the breakdown in Table 2 is based on pre-1992 annexation figures.

Table 2: Population by City Census Tract

Tract	Population
1	400
2	4,504
3	6,016
4	5,426
5	4,327
6	3,973
7	4,932
8	7,750
9	10,242
10	5,898
11	7,075
12	10,023
13	1,543
14	559
16	3,426
17	4,033
18.01	274
18.03	4,204
18.04	165

Age Distribution

Table 3 contains Gainesville's age distribution in various age cohorts. Gainesville's age distribution contrasts with that of the State of Florida. While Florida is known for its retirement-age population, Gainesville has a much younger age distribution. This is largely the result of the student population at the University of Florida.

For the state as a whole, 16.72% of the population falls in the 65-84 age category. In Gainesville, that percentage is 8.46%. Comparing the percentages for the 20-24 age category, Gainesville has 17.54% of its population in that group while Florida has only 6.56%.

1990 CENSUS TRACTS

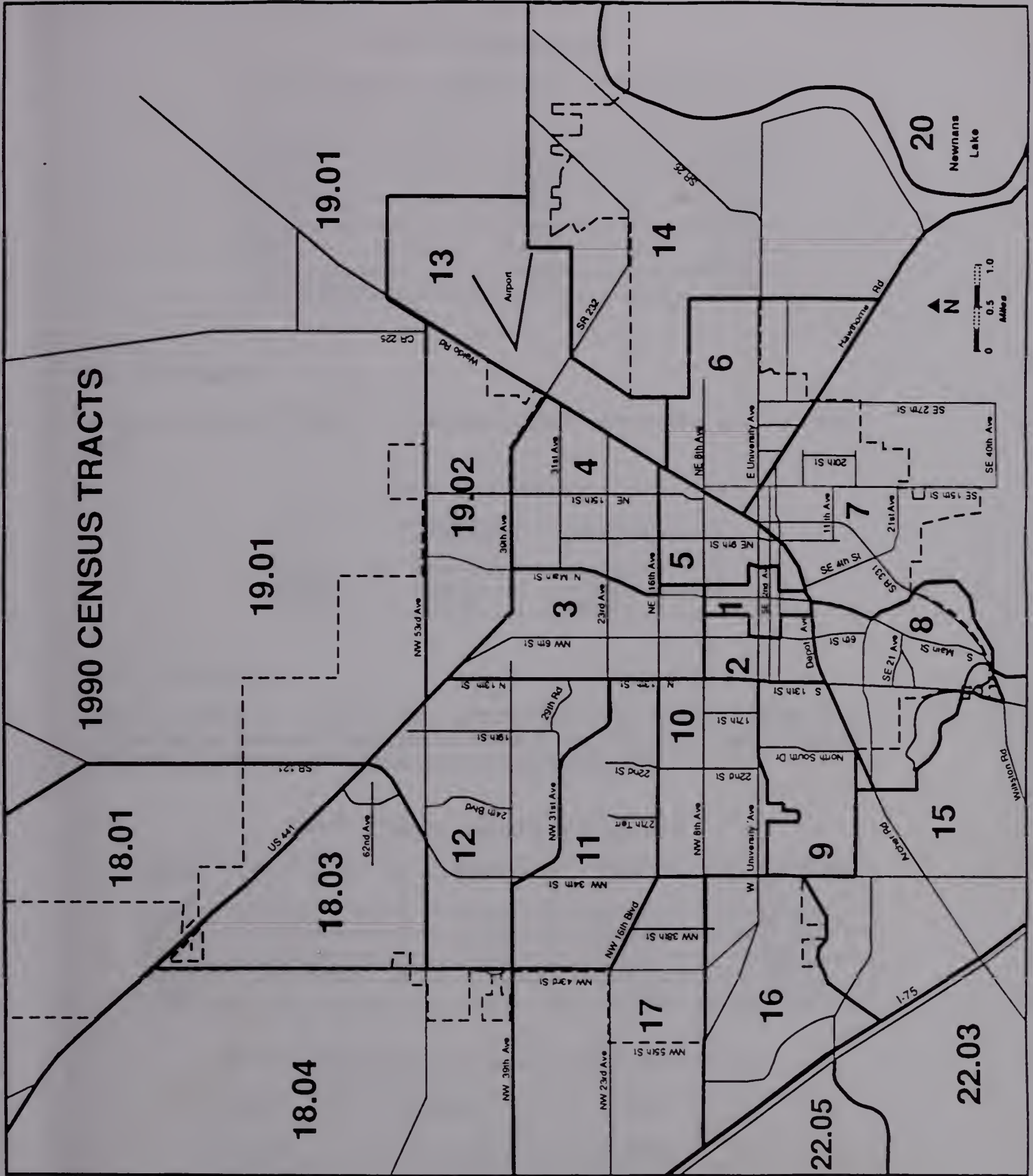


Table 3: Age Distribution

Age Group	Population	Percentage
Under 5	4,876	5.75%
5-18	14,736	17.38%
19-21	12,731	15.02%
22-24	6,985	8.24%
25-64	37,547	44.29%
65-84	7,174	8.46%
85 and above	721	.85%

Sex Distribution

As can be noted from Table 4, Gainesville has a slightly higher number of females than males.

Table 4: Sex Distribution

Sex	Population	Percentage
Female	43,177	50.9%
Male	41,593	49.1%

Racial Composition

Table 5 contains racial composition data. These data are for the 1990 city limits and comparisons are made with Florida and the United States. Table 6 provides the 1990 racial composition information for the areas annexed in September 1992.

Table 5: 1990 City Limits Racial Composition

Race	Gainesville	Florida	United States
White	73.3%	83.13%	80.29%
Black	21.5%	13.57%	12.06%
Asian or Pacific Islander	3.9%	1.16%	2.9%
Other	1.3%	2.14%	4.75%

Table 6: 1990 Racial Composition of the 1992 Annexed Area

White	Black	Other
81.75%	15.72%	2.53%

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Group Quarters Population

The U. S. Census classifies persons living in group quarters in two major categories. One is Persons in Institutions. This includes those in correctional facilities, nursing homes, psychiatric hospitals and juvenile institutions. The second category is Other Persons in Groups Quarters which includes college dormitories, military quarters, and all other non-institutional group quarters (e.g., fraternity and sorority houses). Table 7 provides information about the 1990 group quarters population.

Gainesville has a fairly high number of persons residing in group quarters (11.41% of the population) due largely to the presence of the University of Florida. The on-campus dormitories and the fraternity and sorority houses provide the majority of the group quarters housing. The institutional group quarters include Tacachale, a State-operated facility for the mentally handicapped and several nursing homes, including a large facility at the VA Hospital.

Table 7: 1990 Population in Group Quarters

Persons in Institutions	College Dormitories	Other Persons in Non-institutional Group Quarters	Total Group Quarters Population
1,660	6,859	1,155	9,674

Special Needs Populations

Certain sub-populations have special needs because of physical, economic or social reasons. These special needs populations include the handicapped, female-headed households, the homeless and students. Table 8 indicates the size of these special needs populations.

Table 8: Special Needs Populations

Special Need Population	Number
Handicapped Persons	3,787
Female-headed Households	3,838
Homeless Persons ¹	320
Students ²	34,861

¹City of Gainesville Comprehensive Housing Affordability Strategy (CHAS) FY 93 Annual Plan. Dept. of Block Grant Management & Review, December 1992.

²University of Florida Fact Book.

Handicapped persons are defined as those with a disability (mental or physical) which has lasted 6 or more months and which limits the kind or amount of work a person can do. Female-headed households with no husband present are generally economically disadvantaged. These households earn approximately 57% of median family income due to

the absence of a second wage earner. Of the 3,838 female-headed households, 44% have children under the age of 18.

The homeless are a sub-population with complex needs. It is estimated that, on any given night, there are approximately 320 homeless individuals in the city. Of this number, 36% are families, 20% are children or runaway youth, and 30% are alcohol or drug abusers.

Students represent a special need population because the University of Florida does not have sufficient housing to accommodate all those enrolled. In 1990, 6,768 students lived in college dormitories. This is only 19.41% of the 34,861 students attending the university in the fall of 1990. Thus, the student population plays a major role in Gainesville's housing market.

Housing Information

In 1990, the Census counted 34,713 housing units within city limits. This figure is a late correction by the Census Bureau.

The 1980 count was 29,811. The 1980 to 1990 increase in housing units was 4,902. This represents a growth rate of about 16.44% or an average annual increase of about 490 units. From 1970 to 1980 the average annual increase in housing units was about 840 units. While it appears that the growth in housing units has slowed considerably from 1980 to 1990, it should be noted that 1970 to 1980 was a period of very active annexation of existing residential areas. The 1980 to 1990 decade saw very little annexation of populated areas.

Housing Mix

Table 9 provides information about the 1990 city limits housing mix in Gainesville. It uses the uncorrected 34,608 count as its base. As can be noted from the table, single-family detached represents the majority of the housing unit types in Gainesville. The multi-family category includes apartments, condominiums, and single-family attached units.

Table 9: Housing Mix Information

Housing Unit Type	Number of units	Percentage of Total
Single-family detached	17,936	51.8%
Multi-family	15,353	44.4%
Mobile Home	1,035	3.0%
Other	284	.8%

Housing Units in the 1992 Annexed Area

Table 10 shows the best information available about the number and mix of housing units in the area annexed in the fall of 1992. The data are for 1992.

Table 10: Housing Units in the Annexed Area

Housing Unit Type	Number of units	Percentage of Total
Single-family detached	1,165	33.4%
Multi-family	1,501	43.1%
Mobile Home	817	23.5%
TOTAL:	3,483	

Housing Units by Census Tract

Table 11 breaks out the 1990 housing units by census tract. The correct count figure is not available by census tracts. Thus, the tract data reflects the uncorrected count of 34,608.

The housing units in Tract 9 (UF campus) are apartment units and married student housing. The count does not include dormitory rooms, which are considered group quarters. Tract 13 contains very few housing units because a great portion of the land area is consumed by the airport.

Table 11: 1990 Housing Units by Census Tracts

Census Tract	Housing Units
1	278
2	2,298
3	3,289
4	2,244
5	2,240
6	1,499
7	1,861
8	4,139
9 UF Campus	1,363
10	2,737
11	2,989
12	4,208
13	25
14	274
16	1,621
17	1,558
18.01	229
18.03	1,669
18.04	87

Single-Family Detached Housing Units

Table 12 provides information about single-family detached units. It also shows what percentage of a census tract's total housing units are single family. Slightly more than half of the housing units in Gainesville are single family detached units.

THEORY OF THE EARTH

The theory of the earth is a branch of geology which deals with the origin and development of the earth and its various parts. It is a science which seeks to explain the processes which have shaped the earth and its features. The theory of the earth is based on the study of the earth's structure and its history. It is a science which seeks to explain the processes which have shaped the earth and its features. The theory of the earth is based on the study of the earth's structure and its history.



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Table 12: Single-Family Detached Units by Census Tract

Census Tract	Single-Family Detached Units	Percentage of Total Housing Units
1	44	15.8%
2	868	37.7%
3	1,492	45.4%
4	1,761	78.5%
5	1,258	56.2%
6	902	60.2%
7	1,252	67.3%
8	226	5.5%
9 UF	0	0.0%
10	1,734	63.4%
11	1,981	66.3%
12	3,075	73.0%
13	25	100.0%
14	11	4.0%
16	710	43.8%
17	1,441	92.5%
18.01	0	0.0%
18.03	1,146	68.7%
18.04	10	11.5%
TOTAL:	17,936	51.8%

Owner Occupancy

Approximately 47% of Gainesville's homes were owner occupied in 1990. This is down slightly from the 1980 figure of 47.8%. Table 13 compares the 1980 and 1990 owner occupancy figures.

Table 13: Owner and Renter Occupancy 1980 and 1990

Year	Occupied Units	Owner Occupied	% Owner occupied	Renter Units	% Renter occupied
1980	28,307	13,525	47.8%	14,782	52.2%
1990	31,924	15,037	47.1%	16,887	52.9%

Areas close to the University of Florida show low owner-occupancy rates indicating the large number of rentals to students. This is especially true of areas east and south of the campus (tracts 2, 8, 15). Table 14 shows the percent owner-occupied single-family units by census tract. Note that Tract 9 is the University of Florida.

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Table 14: Percentage Owner-occupied Units by Census Tract

Census Tract	Percent
1	13.5%
2	19.0%
3	35.2%
4	64.9%
5	49.3%
6	52.7%
7	50.7%
8	9.1%
9 UF	0.0%
10	50.6%
11	77.1%
12	64.0%
13	16.0%
14	79.6%
15	0.0%
16	38.3%
17	82.7%
18.01	96.8%
18.03	65.3%
18.04	63.2%

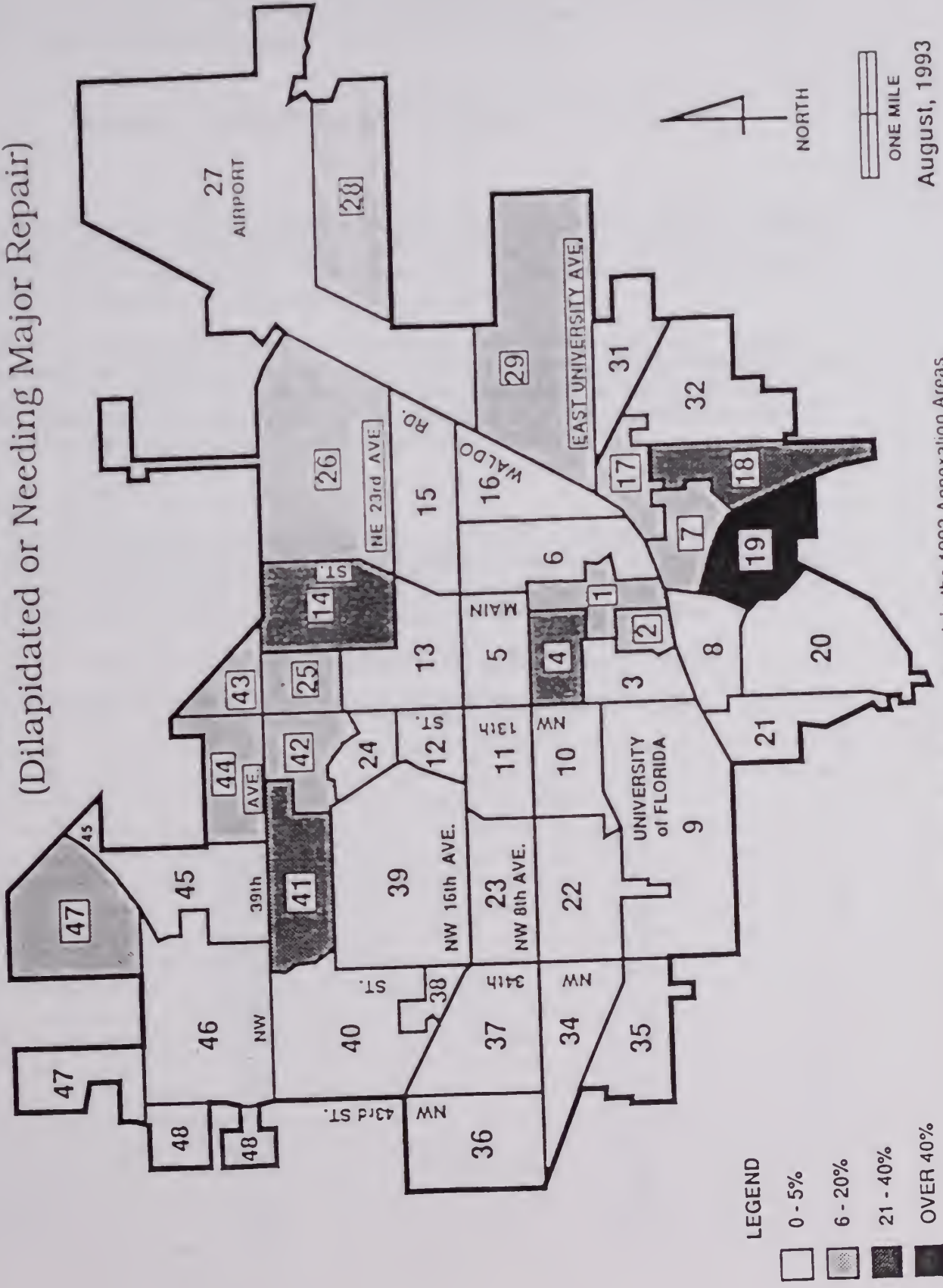
Housing Conditions

In June 1992 the City's Codes Enforcement Division completed a housing conditions survey. The ratings were based on exterior conditions. On a scale from one (worst) to four (best), the average dwelling unit in the city had a 3.6 rating. The survey results are presented by Neighborhood Planning Area (NPA). Map 4 shows these areas and the associated percentage category of substandard housing units in them. Table 15 indicates the Neighborhood Planning Areas with more than 10% of dwellings needing major repairs. The housing conditions data does not include the 1992 annexed areas.

Table 15: Neighborhood Planning Areas With More than 10% of Dwellings
Needing Major Repairs: 1992

Neighborhood Planning Area	Percent
2	12%
4	24%
14	33%
18	31%
19	82%
28	12%
41	30%
43	12%
44	14%

PERCENTAGE OF SUBSTANDARD HOUSING UNITS (Dilapidated or Needing Major Repair)



Note: This map does not contain the 1992 Annexation Areas.

The overall results from the housing conditions survey reveal that about 29% of the city's housing units are in substandard condition. Of this, approximately 5% are considered dilapidated or in need of major repair. These 1992 figures show improvement over the 1982 numbers when the percentage substandard was 7% higher.

Income, Occupation, and Education Information

Income

Two measures of income are available, household income and family income. The student households in Gainesville greatly impact the household income statistics for the city. The household income figure is depressed as a result. Median family income is a much better indicator of non-student income levels in the community.

To illustrate the contrast between median household income and median family income, both numbers are provided. The Census found that the median household income in 1989 was \$21,077. In 1993, the Housing and Urban Development Department noted that the median family income in Gainesville was \$34,500. It is clear that the student, non-family households artificially reduce the income statistics in the community.

Poverty Status

The 1990 Census found that 19,860 persons (or 26.3% of the population) in Gainesville fell below the poverty level in 1989. Table 16 provides information about the number and percentage of the people falling below poverty status by census tract. This provides some information about the relative economic standing of neighborhoods in Gainesville.

Table 16: Number and Percent of Persons Below Poverty Level

Tract	Number of persons below poverty level	% of population below poverty level
1	148	37%
2	2,315	57%
3	1,247	21%
4	603	11%
5	1,063	25%
6	1,832	46%
7	2,118	43%
8	4,008	54%
9 UF	1,710	53%
10	1,509	26%
11	230	3%
12	1,191	12%
13	169	68%
14	69	12%
16	1,022	30%
17	156	26%
18.01	0	0%
18.03	426	10%
18.04	44	27%

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
1155 EAST 58TH STREET
CHICAGO, ILLINOIS 60637

RECEIVED: 10/15/78

TO: DR. J. H. HARRIS
FROM: DR. J. H. HARRIS
SUBJECT: [illegible]

RE: [illegible]

DATE: 10/15/78

BY: [illegible]

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

Several of the tracts show artificially high percentages of persons living below the poverty level. Tracts 2 and 8 neighbor the University of Florida campus and have large numbers of student households: Tract 9 is the University of Florida which is nearly 100% student populated. Tract 13 contains Tacachale, a facility for the mentally handicapped and several prisons. Over 96% of the population in this tract lives in a group quarters institutional type facility.

Occupation

The government sector is an major source of employment in Gainesville. Table 17 shows the number of workers in major employer classes. Government workers (local, state and federal) account for 38.01% of the total.

Table 17: Number and Percentage of Workers By Employment Class

Employment Class	Number of Workers	Percent of Total
Private, for profit	18,873	48.73%
Private, not for profit	3,310	8.55%
Local government	2,873	7.42%
State government	10,636	27.46%
Federal government	1,213	3.13%
Self-employed	1,752	4.52%
Unpaid family workers	73	.19%

The occupational breakdown for Gainesville is shown in Table 18. The largest occupational category is Managerial/Professional, accounting for 38.51% of Gainesville's workers. This reflects the high education levels found in the community.

Table 18: Occupation of Employed Persons 16 years and Over

Occupation	Number	Percent
Managerial/Professional	14,914	38.51%
Technical/Sales/Administrative Support	12,987	33.53%
Service occupations	5,863	15.14%
Farming/forestry/fishing	422	1.09%
Precision products/craft/repair	2,157	5.57%
Operators/fabricators laborers	2,387	6.16%

Education

Educational attainment is a measure of the community's skill levels. As might be expected in a college community, Gainesville has higher levels of educational attainment than Florida and the U.S. Table 19 shows educational attainment information for Gainesville. About 40.5% of Gainesville's population has a Bachelor's or higher level degree. The State of Florida had only 18.28% of its population with the same level of education.

Table 19: Educational Attainment for Persons Over 25

Grade Level	Number	Percent
Less than 9th Grade	2,307	5.08%
9th - 12th Grade (no diploma)	4,583	10.09%
High School Graduate	8,461	18.62%
Some college, no degree	7,614	16.76%
Associate Degree	4,078	8.97%
Bachelor's Degree	8,601	18.93%
Graduate or Professional Degree	9,798	21.56%

Table 20 breaks out the educational attainment data by race. The Other Races category includes American Indians, Eskimos, Asian/Pacific Islanders, and Others.

Table 20: Educational Attainment for Persons Over 25 by Race

Grade Level	White	Black	Other Races
Less than 9th Grade	2.78%	14.65%	.92%
9th - 12th Grade (no diploma)	7.29%	22.32%	2.77%
High School Graduate	17.43%	26.15%	6.59%
Some college, no degree	17.01%	17.90%	8.70%
Associate Degree	9.79%	6.57%	6.51%
Bachelor's Degree	21.79%	6.05%	27.79%
Graduate or Professional Degree	23.91%	6.36%	46.72%

School enrollment in Gainesville also reflects the fact that this is a university community. In 1990 there were 25,208 students enrolled in public colleges in Gainesville. College students living within the city made up 29.63% of the total population.

Population Projections

As part of its comprehensive planning effort, the Community Development Department produced population projections for the city through the year 2005. Those projections were made prior to the annexation of 1992. The original projections have been modified to account for the annexed area.

The projections are shown in Table 21. It should be noted that these projections reflect a moderate or medium level growth forecast for Gainesville. This is consistent with the Bureau of Economic and Business Research at UF projections for Alachua County as a whole.

Table 21: Population Projections for Gainesville

Year	Projected Population
1994	95,955
1995	97,068
1996	97,977
1997	98,910
1998	99,865
1999	100,842
2000	101,836
2001	102,702
2002	103,580
2003	104,471
2004	105,373
2005	106,303



Data Sources

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